

121.D

0001

0021.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

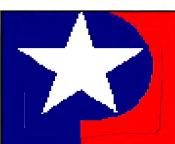
404,300 / 404,300

USE VALUE:

404,300 / 404,300

ASSESSED:

404,300 / 404,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:	21
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Owner 1: HANRAHAN LAURA JEAN

Owner 2:

Owner 3:

Street 1: 100 PLEASANT ST UNIT 21

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
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Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: NOVER ROBERT STEVEN/TRUSTEE & -
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Owner 2: NOVER MICHELLE LICEA/TRUSTEE -

Street 1: 100 PLEASANT ST #21

Twn/City: ARLINGTON

St/Prov: MA	Cntry:
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Postal: 02476	
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NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Wood Shingle Exterior and 830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6026																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	404,300			404,300		136187
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	121.D-0001-0021.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	404,300	0	.	.	404,300		Year end	12/23/2021
2021	102	FV	393,300	0	.	.	393,300		Year End Roll	12/10/2020
2020	102	FV	387,700	0	.	.	387,700	387,700	Year End Roll	12/18/2019
2019	102	FV	397,200	0	.	.	397,200	397,200	Year End Roll	1/3/2019
2018	102	FV	353,100	0	.	.	353,100	353,100	Year End Roll	12/20/2017
2017	102	FV	323,200	0	.	.	323,200	323,200	Year End Roll	1/3/2017
2016	102	FV	323,200	0	.	.	323,200	323,200	Year End	1/4/2016
2015	102	FV	299,900	0	.	.	299,900	299,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOVER ROBERT ST	78592-453	1	8/31/2021		520,000	No	No		
NOVER ROBERT &	67443-441		6/16/2016	Convenience		1	No	No	
BARNARD WIN IRE	65333-213		5/7/2015		355,000	No	No		
BARNARD WINIFRE	56679-100		3/31/2011	Convenience		1	No	No	
RHODES WINIFRED	24411-36		3/31/1994		141,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/9/2003	656	Porch	2,300	C		G6	GR FY06	REPL FRT & RR PORCH	9/16/2021	SQ Mailed	JO	Jenny O
									7/26/2018	Measured	DGM	D Mann
									8/24/2005	Fieldrev-Chg	BR	B Rossignol

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good					BK: 21060 PG: 59 643-1625, Building Number 1.													
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																	
Color: GREY		A Kits:	Rating:																		
View / Desir: N - NONE		Fpl: 1	Rating: Good																		
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)		CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Year Blt: 1880	Eff Yr Blt:	Location:		Total Units:	Floor: 1 - 1st Floor	Exterior:				No Unit	RMS	BRS	FL								
Alt LUC:	Alt %:			% Own:	20.000000000	Interior:				1	4	2	0								
Jurisdict:	Fact: .			Name:	13 - 6026	Additions:															
Const Mod:						Kitchen:															
Lump Sum Adj:						Baths:															
INTERIOR INFORMATION						Plumbing:															
Avg Ht/FL: STD						Electric:															
Prim Int Wal: 2 - Plaster						Heating:															
Sec Int Wall:	%					General:															
Partition: T - Typical						Totals				1	4	2									
Prim Floors: 3 - Hardwood																					
Sec Floors:	%																				
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.D-0001-0021.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:					Total Special Features:								Total:							
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8																					
AssessPro Patriot Properties, Inc																					
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